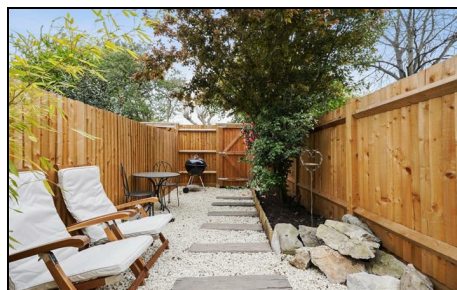


## Trinity Road Wimbledon, SW19 8QZ

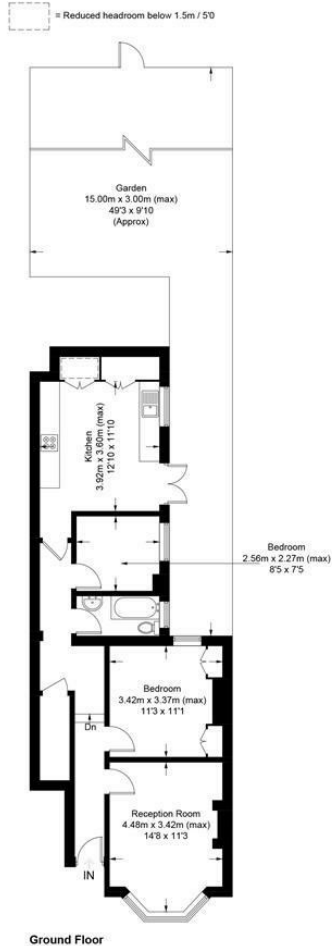
**£625,000 Leasehold - Share of Freehold**



**A simply stunning, two bedroom, purpose-built Victorian maisonette with a landscaped garden located opposite South Park Gardens. Having been tastefully refurbished and presented to a high standard by the current owners this wonderful property has a balance of character and modern living throughout. There is a lovely living room at the front with a log burner overlooking the park, two bedrooms, a modern family bathroom and a beautiful kitchen/dining room with doors out to the garden. In addition there is the added benefit of share of freehold.**

## Trinity Road, SW19

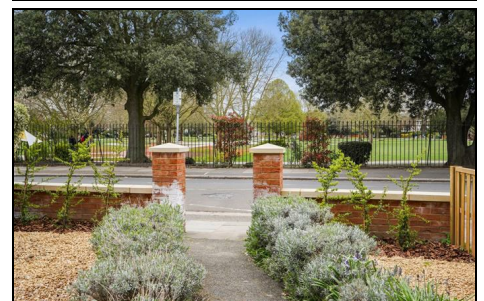
Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Victorian Purpose-Built Maisonette
- Simply Stunning
- Two Bedrooms
- Overlooking South Park Garden
- Beautifully Presented
- Private Landscaped Garden
- Share of Freehold
- Close to Wimbledon Town Centre



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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